

Florence, New Jersey 08518-2323
August 25, 2020

The regular meeting of the Florence Township Planning Board was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ and by virtual means via Webex. Vice Chair Montgomery called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Vice Chair Montgomery then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call, the following members were found to be present:

Ray Montgomery	Carl Mattson
Wayne Morris	John Pagano
Mayor Craig Wilkie	Bridget Wiese
Jon Swanson	Councilman Bruce Garganio

ABSENT: Mildred Hamilton-Wood

ALSO PRESENT: Solicitor David Frank

Engineer Jim Biegen and Planner Barbara Fegley were excused.

RESOLUTIONS

A. Resolution PB-2020-08: Approving application of 2001 Route 130 Associates LLC for Preliminary & Final Major Site Plan to construct a warehouse on the property located at 2001 Route 130, Florence Township. Block 159.02, Lots 6.01, 9 & 10

Another condition had been added to the draft resolution that had been distributed to the Board. That condition states the three respective Lots will be consolidated into one Lot, and the applicant will coordinate the new Lot number with the Tax Assessor.

It was the Motion of Mr. Mattson, seconded by Mr. Morris to approve Resolution PB-2020-08 with the added condition.

Upon roll call, the Board voted as follows:

YEAS: Mattson, Morris, Pagano, Wiese, Wilkie, Montgomery

NOES: None

ABSTAIN: Garganio

Motion carried

MINUTES

It was the Motion of Mr. Morris, seconded by Mr. Pagano to approve the minutes of the July 28, 2020 Regular meeting as submitted. Motion unanimously approved by all members present.

CORRESPONDENCE

A. 08/05/20: Letter from Burlington County Planning Board regarding 2001 Route 130 Associates

B. 08/07/20: Soil Erosion & Sediment Control Act regarding Florence Twp. 2020 Road Program

C. 08/19/20: Letter from Burlington County Planning Board regarding 2001 Route 130 Associates

It was the Motion of Mr. Mattson, seconded by Mr. Pagano to receive and file correspondence A - C. Motion unanimously approved by all members present.

APPLICATIONS

- A. Application PB#2020-05: Firenze Properties, c/o Eric Goldberg, Stark & Stark Request for Extension of Approval granted February 27, 2018 for Preliminary & Final Major Site Plan on property located at 20 & 50 Harkins Drive, Florence Township; Block 159, Lots 5.01 & 5.04.

Solicitor Frank stated the MLUL grants the Board the authority to grant the requested extension of period of protection for approvals. The fundamental question of this Board is if there have been any substantial changes in ordinance standards that should give the Board pause with regard to the request for extension of approval. Clerk Federico's memo addresses this. He sees there have not been any changes and believes the Board can proceed with the request.

Eric Goldberg of Stark & Stark appeared remotely on behalf of the applicant. He confirmed they are looking for the first of one-year extensions allowed by the MLUL and he is here to answer any questions the Board may have.

Seeing there were no questions, it was the Motion of Councilman Garganio, seconded by Mr. Mattson to approve a one-year extension of approval for Firenze Properties.

Upon roll call, the Board voted as follows:

YEAS: Garganio, Mattson, Morris, Pagano, Wiese, Wilkie, Montgomery

NOES: None

ABSTAIN: None

Motion carried

OTHER BUSINESS

There was no other business to discuss.

PUBLIC COMMENT

It was the Motion of Mr. Morris, seconded by Mr. Pagano to open the meeting for public comment on any matter. Motion unanimously approved by all members present.

Information regarding how to virtually attend this meeting had been provided on the township website. All remote attendees were identified and were unmuted at this time. No members of the public were in attendance in-person at this time.

Kristan Marter of 220 E. Front Street stated she was having a problem hearing the meeting and wanted to know if the "chat" function was turned on as she had tried to send a chat letting us know she was having a problem. Solicitor Frank mentioned that typed chat could not be entered as testimony; however, if the chat is in regards to the meeting not being audible, he thinks we need to do our best to be attentive and responsive to the issue. Mayor Wilkie stated that any issues with hearing the meeting can be sent to us in a chat and we will do our best to fix the issue. He stated that the township will be having a new tech company starting in September that will help us to continue to work on and improve our ability to hold meetings remotely. Ms. Marter stated she appreciates being able to attend from home.

Hearing no one else wishing to speak, it was the Motion of Mr. Pagano, seconded by Mr. Mattson to close public comment. Motion unanimously approved by all members present.

MASTER PLAN DISCUSSION

Mayor Wilkie stated they are in the process of reconsolidating the previously discussed elements so that it is cleaner when presented to the Board. He felt the elements were being presented to the Board before having all the facts and information ironed out. He hopes to have one of the elements

discussed at the September meeting and still has hopes to have the new Master Plan complete by at least the beginning of next year.

ADJOURNMENT

Before adjourning, Vice Chair Montgomery congratulated Tom Sahol on his new position and wished him well.

It was the Motion of Councilman Garganio, seconded by Mr. Morris to adjourn the meeting at 7:45 p.m. Motion unanimously approved by all members present.

Wayne Morris, Secretary

/kf